

TJ Heritage LLC

Tax ID No: 200188600100

Internal Reference: A_ILRP_RQ_AD_019

Legal Description of Property

53.66 acres of land, more or less, being a part of the S1/2 of the NE1/4 and a part of the SE1/4 of S35, T2S of the Base Line, R9W of the Fourth Principal Meridian, Adams County, Illinois, more particularly described in that certain Quit Claim Deed dated November 3, 2011, from Tracy R. Hendricks and Jennifer Hendricks to TJ Heritage, LLC, an Illinois Limited Liability Company, recorded under 2011R-10414, Deed Records, Adams County, Illinois, less and except any conveyances heretofore made.

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Easement Legal Description

A 3.524 ACRE TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 4TH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO TJ HERITAGE, LLC, RECORDED IN DOCUMENT NO. 2011R-10414 OF THE DEED RECORDS OF ADAMS COUNTY, ILLINOIS (D.R.A.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND WITH A YELLOW CAP AT THE NORTHEAST CORNER OF SAID SOUTH 1/2, FROM WHICH A 4-INCH IRON PIPE FOUND WITH A BRASS CAP STAMPED "T2S R9W 1914" AT THE NORTHEAST CORNER OF SAID SECTION 35 BEARS NORTH 01 DEGREES 47 MINUTES 47 SECONDS EAST, A DISTANCE OF 1,350.47 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1164920.14, E:1951101.07;

THENCE SOUTH 01 DEGREES 47 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTH 1/2, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 00 MINUTES 05 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,019.64 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID TJ HERITAGE TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO LINDA HENDRICKS, RECORDED IN BOOK 705, PAGE 4909 AND BOOK 510, PAGE 849, D.R.A.C.I.;

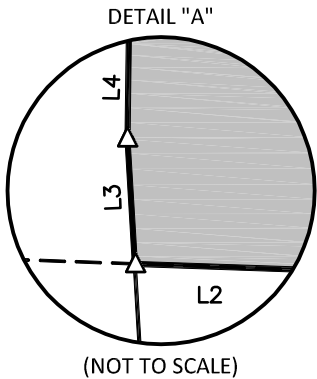
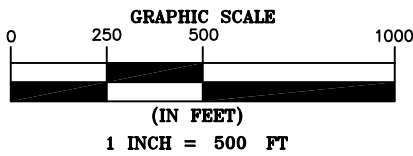
THENCE NORTH 03 DEGREES 20 MINUTES 10 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 37.96 FEET TO A POINT FOR CORNER AT A COMMON ANGLE POINT OF SAID TJ HERITAGE TRACT AND SAID HENDRICKS TRACT;

THENCE NORTH 00 DEGREES 39 MINUTES 02 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 112.24 FEET TO A 1-INCH IRON PIPE FOUND WITH A YELLOW CAP AT THE NORTH COMMON CORNER OF SAID TJ HERITAGE TRACT AND SAID HENDRICKS TRACT IN THE NORTH LINE OF SAID SOUTH 1/2;

THENCE SOUTH 88 DEGREES 00 MINUTES 05 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,025.28 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 153,517 SQUARE FEET OR 3.524 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

EXHIBIT "A"



SECTION 35
TOWNSHIP 2S
RANGE 9W

TRACT 1
TOP NOTCH FARMS, LLC
DOCUMENT NO. 2012R-14644
DOCUMENT NO. 2012R-14653
D.R.A.C.I.
A_ILRP_RQ_AD_010

P.O.R.
4" IRON PIPE FOUND WITH A
BRASS CAP STAMPED "T2S R9W
1914" NORTHEAST CORNER
SECTION 35

BRECKENKAMP FARMS L.L.C.
BOOK 709, PAGE 3444
D.R.A.C.I.
A_ILRP_RQ_AD_022

P.O.B.
GRID COORDINATES
N:1164920.14
E:1951101.07

COUNTY HIGHWAY 21

LINDA HENDRICKS
BOOK 705, PAGE 4909
BOOK 510, PAGE 849
D.R.A.C.I.
A_ILRP_RQ_AD_016

SEE DETAIL "A"

PROPOSED 150'
WIDE EASEMENT
3.524 ACRES
(153,517 S.F.)

TJ HERITAGE, LLC
DOCUMENT NO. 2011R-10414
D.R.A.C.I.
A_ILRP_RQ_AD_019

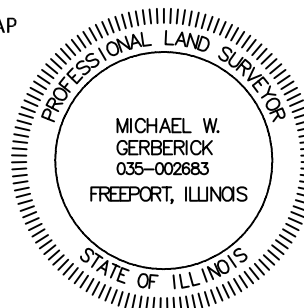
NETA H. POTTLE
TRUSTEE UNDER
TRUST AGREEMENT
DATED DECEMBER 13, 1985
BOOK 510, PAGE 568
D.R.A.C.I.
A_ILRP_RQ_AD_020

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S01°47'47"W	150.00'
L2	N88°00'05"W	1019.64'
L3	N03°20'10"W	37.96'
L4	N00°39'02"E	112.24'
L5	S88°00'05"E	1025.28'

LEGEND

- D.R.A.C.I. DEED RECORDS
ADAMS COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
- 1" IRON PIPE FOUND WITH A YELLOW CAP
(UNLESS OTHERWISE NOTED)
1/2" IRON ROD FOUND
WITH A YELLOW CAP
CALCULATED POINT
- 2 | 1
11 | 12 TYPICAL SECTION CORNER
- SECTION LINE
SUBJECT PROPERTY LINE
PROPERTY LINE
PROPOSED EASEMENT CENTERLINE
PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-02683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 01/30/2014
SCALE: 1"=500'
TRACT ID: A_ILRP_RQ_AD_019
DRAWN BY: NAS



150' TRANSMISSION
LINE EASEMENT
RIVER TO QUINCY
SECTION 35, TOWNSHIP 2 SOUTH, RANGE 9 WEST
OF THE 4TH PRINCIPAL MERIDIAN
ADAMS COUNTY, ILLINOIS